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PENN COVE PARK

DIVISION NUMBER ONE JOHN CONDRA D.C. SEC. 22, TWP. 32N, R. 1E, W.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Clifford B. Toskey and Elsie L. Toskey his wife, Harlan E. Dunsire and Gladys L. Dunsire his wife, Loreng R. Hale and Muriel M. Hale his wife, Harold M. Smith and Katharine L. Smith his wife, owners thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown hereon. Also the right to drain all streets over and across any lot or lots, where water might take a natural course after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to the following restrictions:-

No permanent building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7,500 square feet or less than 60 feet at its narrowest part. No lot, tract or portion thereof of this plat to be sold to anyone but members of the white race. Reserve 'B' of this plat is hereby reserved and dedicated as a recreation area for the owners or occupants of any tract, lot or portion thereof of this plat or any subsequent addition to this plat.

In Witness Whereof we have hereunto set our hands and seals this 2 day of February A.D. 1948.

Clifford B. Toskey
Elsie L. Toskey
Harlan E. Dunsire
Gladys L. Dunsire
Loreng R. Hale
Muriel M. Hale
Harold M. Smith
Katharine L. Smith

Approved by the board of County Commissioners this 2 day of February A.D. 1948

Eather M. Monson
County Auditor

John A. Vandergicht
Ligard J. Welland
Harold E. Bess
Board of County Commissioners

ACKNOWLEDGEMENT

State of Washington
County of Island
This is to Certify that on the 2 day of Dec A.D. 1947 before me the undersigned, a Notary Public, in and for the State of Washington duly commissioned and sworn, personally appeared Clifford B. Toskey and Elsie L. Toskey his wife, Harlan E. Dunsire and Gladys L. Dunsire his wife, Loreng R. Hale and Muriel M. Hale his wife, Harold M. Smith and Katharine L. Smith his wife to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.
In Witness Whereof, I have hereunto set my hand and seal the day and year above first written.

Neil A. Koetje
Notary Public in and for the State of Washington, residing at *Oak Harbor*

70456
Filed for record at the request of Clifford B. Toskey on Feb 2 1948, at 8 minutes past 2 P.M. and recorded in Volume 4 of plats, Page 19, Records of Island County.

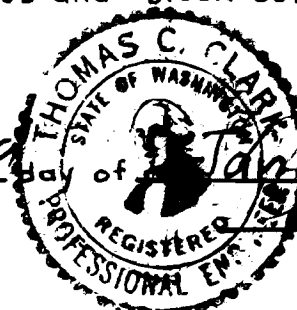
By: Deputy

I, Nola C. Howard, Treasurer of Island County, Washington, hereby certify that all Taxes on the above property are fully paid to and including the year 1948.

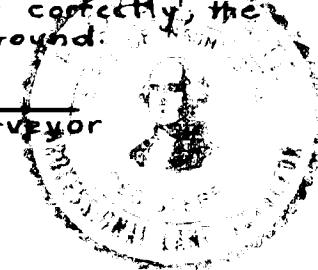
Nola C. Howard
County Treasurer

I hereby certify that the plat of Penn Cove Park, Division Number One is based on an actual survey and subdivision of a portion of the John Condra Donation Claim in Section 22 Township 32 N., Range 1 E., W.M. That the distances and courses of the angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground.

Approved by me this 2nd day of January 1948
Thomas C. Clark
County Engineer



Lloyd H. Harte
Registered Land Surveyor



PENN COVE PARK DW 1

RESERVE

"A"

COVE DESCRIPTION

Beginning at a point on the East Boundary of the John Condra Donation Claim 3192.07 feet South of the North East Corner of said Donation Claim being a concrete Monument and The True Point of Beginning of this Plat. Thence S 0°-15' W 123.74 feet along the East Boundary of the J. Condra D.C. to a Concrete Monument, thence S 0°-15' W 311.07 feet to the center line of the County Road, thence S 33°-22' W 240.26 feet, thence S 42°-44' W 592.06 feet to a concrete monument, thence South 41.19 feet to a concrete monument, thence South 75.94 feet to the Meander Line of Penn's Cove, to a point that is S 55°-30' W of the South-east Corner of the John Condra D.C., thence S 75°-30' W 863.53 feet along the said Meander Line, thence N 0°-16' E 46.93 feet to a Concrete Monument, thence N 0°-16' E 1181.98 feet to a Concrete Monument, thence N 0°-16' E 200.00 feet to a Concrete Monument, thence S 89°-02' E 1364.56 feet to the True Point of Beginning. Excepting any portion thereof now occupied by existing county roads. A lying in Section 22, Township 32 North, Range 1 East Willamette Meridian.

PENN'S

Boundary of the J. Condra D.C. to a Concrete Monument, thence S 0°-15' W 311.07 feet to the center line of the County Road, thence S 33°-22' W 240.26 feet, thence S 42°-44' W 592.06 feet to a concrete monument, thence South 41.19 feet to a concrete monument, thence South 75.94 feet to the Meander Line of Penn's Cove, to a point that is S 55°-30' W of the South-east Corner of the John Condra D.C., thence S 75°-30' W 863.53 feet along the said Meander Line, thence N 0°-16' E 46.93 feet to a Concrete Monument, thence N 0°-16' E 1181.98 feet to a Concrete Monument, thence N 0°-16' E 200.00 feet to a Concrete Monument, thence S 89°-02' E 1364.56 feet to the True Point of Beginning. Excepting any portion thereof now occupied by existing county roads. A lying in Section 22, Township 32 North, Range 1 East Willamette Meridian.